

City Council
Atlanta, Georgia

05- 0 -0747

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

Z-05 18
Date Filed: 3-8-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **691 Fourteenth Street, N.W.**, be changed from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commerical) District to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 150, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 150 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a mark on the sidewalk at the corner formed by the intersection of the northeasterly right-of-way line of Fourteenth Street (40 foot right-of-way) with the southeasterly right-of-way line of Howell Mill Road (a 50 foot right-of-way); thence North 12 degrees 21 minutes 42 seconds East along the southeasterly right-of-way line of Howell Mill Road, 77.24 feet to a mark on the sidewalk; thence North 08 degrees 59 minutes 02 seconds East, 99.71 feet to a mark on the bridge at the southeasterly line of a 100 foot Southern Railway Company right-of-way; thence northeasterly along said Southern Railway right-of-way, an arc distance of 247.23 feet (the same having a chord distance of 247.18 feet, along a bearing of North 76 degrees 01 minute 18 seconds East) to an iron pin found at the northwest corner of property now or formerly owned by the City of Atlanta; thence South 16 degrees 20 minutes 09 seconds East along said City property, 240.39 feet to a point; thence South 85 degrees 13 minutes 40 seconds East, 47.6 feet to a point; thence South 17 degrees 08 minutes 40 seconds East, 60.00 feet to a point on the northeasterly right-of-way line of Fourteenth Street; thence North 86 degrees 55 minutes 40 seconds West along the northeasterly right-of-way line of Fourteenth Street, 48.0 feet to an iron pin set; thence northwesterly along the southeasterly right-of-way of Fourteenth Street an arc distance of 98.95 feet (the same having a chord distance of 98.82 feet, along a bearing of North 82 degrees 43 minutes 28 seconds West) to a point; thence North 80 degrees 30 minutes 36 seconds West along the northeasterly right-of-way line of Fourteenth Street, 262.37 feet to the point of beginning; being improved property know as No. 691 Fourteenth Street, Atlanta, Georgia, as more fully shown on plat of survey entitled "Survey for Alan and Glenda Kaplan" dated August 2, 1989, prepared by Edmund L. Chapman, Georgia Registered Land Surveyor No. 1743.

